

TERMINATION OF RESTRICTIVE COVENANT
FOR ZONING CASE: C14-88-0137(RCT)

OWNER: CKB Johnny Morris LP, a Texas limited liability partnership

OWNER ADDRESS: 515 Congress Avenue, Suite 1515
Austin, Texas 78701

CITY: The City of Austin, a home-rule municipal corporation, situated in the counties of Hays, Travis and Williamson.

CITY COUNCIL: The City Council of the City of Austin.

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged.

WHEREAS, Carey Legett, Jr., Georgia Felter Legett, Carey Legett, III, George Ann Nelson, Susan Edwards and Jon David Legette, entered into that certain Restrictive Covenant, consisting of approximately 22.68 acres of land, ("Original Property"), dated November 23, 1989, and recorded in the Real Property Records of Travis County, Texas, on December 27, 1989, in Volume 11091, Page 0867 (the "Restrictive Covenant"), as part of City of Austin Zoning Case No. C14-88-0137; and,

WHEREAS, the Restrictive Covenant encumbers real property, being all of the remaining portion of the Original Property, which is more particularly described in Exhibit "A" ("Released Property") incorporated into this Termination of Restrictive Covenant, and,

WHEREAS, the Restrictive Covenant provides that the covenant can be modified, amended, or terminated by joint action of both a majority of the members of the City Council and the Owner of the property at the time of such modification, amendment or termination; and,

WHEREAS, CKB Johnny Morris LP, a Texas limited liability partnership, as current owner (the "Owner") of the Released Property now desire to terminate the Restrictive Covenant; and,

WHEREAS, the City Council and the Owner agree the Restrictive Covenant should be terminated;

NOW, THEREFORE, for and in consideration of the premises and mutual promises, covenants, and agreements hereinafter set forth, the City of Austin and the Owner agree as follows:

1. The Restrictive Covenant is terminated and each term, condition, and provision will have no effect after the effective date of this Termination of Restrictive Covenant.

2. The City Manager, or his designee, shall execute, on behalf of the City, this Termination of Restrictive Covenant for Zoning Case No. C14-88-0137(RCT) as authorized by the City Council of the City of Austin. This Termination of Restrictive Covenant shall be filed in the Official Public Records of Travis County, Texas, which will terminate the document of record in Volume 11091, Page 0867, Real Property Records, Travis County, Texas.

EXECUTED this the 15 day of September, 2021.

OWNER:

CKB Johnny Morris LP, a Texas limited partnership

By: CKB GP LLC, a Texas limited liability company, its
sole general partner

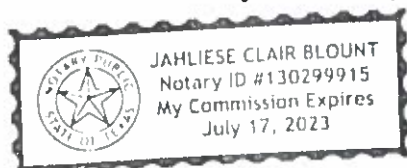
By: 
Keith Buchanan, Manager

CITY OF AUSTIN:

By: _____
J. Rodney Gonzales
Assistant City Manager
City of Austin

THE STATE OF TEXAS §
COUNTY OF Travis §

This instrument was acknowledged before me on this the 15 day of September 2021, by Keith Buchanan, as manager of CKB GP LLC, a Texas limited liability company, sole general partner of CKB Johnny Morris LP, a Texas limited partnership, on behalf of said partnership.



Jahliese Clair Blount
Notary Public, State of Texas

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the _____ day of _____, 2021, by J. Rodney Gonzales, as Assistant City Manager of the City of Austin, a municipal corporation, on behalf of said municipal corporation.

Notary Public, State of Texas

APPROVED AS TO FORM:

Name: _____
Assistant City Attorney
City of Austin



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**22.114 ACRES
J.C. TANNEHILL LEAGUE No. 29
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 22.114 ACRES IN THE J.C. TANNEHILL LEAGUE NO. 29, IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 22.68 ACRE TRACT OF LAND CONVEYED TO LSIR, LTD., IN A WARRANTY DEED DATED APRIL 19, 1985 AND RECORDED IN VOLUME 9111, PAGE 688 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THOSE TRACTS OF LAND CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN VOLUME 11091, PAGE 872, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 22.114 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron bolt found in the south line of said 22.68 acres, being the southwest corner of Tract 1 (0.2792 acres) of said save and except tract, and also being in the north line of a 22.075 acre tract described in Volume 8948, Page 304 of the Deed Records of Travis County, Texas, from which a 1/2 inch rebar found in the west right-of-way line of Johnny Morris Road (variable width right-of-way), being the southeast corner of the 22.68 acre tract, same being the northeast corner of said 22.075 acre tract, and also being the southwest corner of Tract 1 said save and except tracts, bears South 61°19'19" East, a distance of 18.90 feet;

THENCE North 61°46'11" West, with the south line of the 22.68 acres, same being the north line of the 22.075 acres, a distance of 1150.35 feet to an iron bolt found in the south line of the 22.68 acres, same being the north line of the 22.075 acre tract and also being the southeast corner of Tract 2 (0.2456 acre) of said save and except tracts;

THENCE North 07°24'27" East, crossing the 22.68 acres, with the east line of Tract 2 of said save and except tracts, a distance of 433.66 feet to a 1/2 inch rebar with 'Chaparral' cap set for the northeast corner of Tract 2 of said save and except tracts, being in a south line of a 24.620 acre tract described in Volume 11339, Page 2005 of the Real Property Records of Travis County, Texas and a north line of the 22.68 acre tract;

THENCE South 87°55'11" East, with a north line of the 22.68 acre tract, same being a south line of said 24.620 acre tract, a distance of 25.23 feet to a 1/2 inch rebar found for an angle point in the west line of the 22.68 acre tract, same being the east line of the 24.620 acre tract;

THENCE with a curving west line of the 22.68 acres, same being an east line of the 24.620 acres, with a curve to the right, having a radius of 1808.98 feet, a delta angle of 11°35'06", an arc length of 365.77 feet, and a chord which bears North 12°17'35" East, a distance of 365.15 feet to a 1/2 inch iron pipe found for the northwest corner of the 22.68 acres, also being the southwest corner of a 20.554 acre tract described in Document

Number 2006188973 of the Official Public Records of Travis County, Texas;

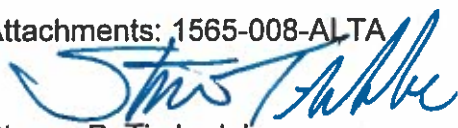
THENCE with the north line of the 22.68 acres, same being the south line of said 20.554 acres the following two (2) courses and distances:

1. South 35°57'22" East, a distance of 41.03 feet, to a 1/2 inch rebar found;
2. South 62°16'18" East, a distance of 1339.72 feet to a 1/2 inch rebar with 'Chaparral' cap set for the northwest corner of Tract 1 of said save and except tracts;

THENCE South 27°48'55" West, over and across the 22.68 acres, with the west line of said Tract 1, a distance of 761.46 to the **POINT OF BEGINNING**, containing 22.114 acres of land, more or less.

Surveyed on the ground February 4, 2021. Bearing basis: The Texas Coordinate System of 1983, Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User System (OPUS).

Attachments: 1565-008-ALTA


Steven P. Timberlake
Registered Professional Land Surveyor
State of Texas No. 6240
T.B.P.L.S. Firm No. 10124500



LOCATION MAP

LOCATION AND
DATE OF STUDY

22.114 ACRES
L&P L&P
22.04 ACRES
(9911/0000)

ALL PROPERTIES LISTED
ON 12.07% ADDED
(2000/2001)

CANADA METROPOLITAN
 TRANSPORTATION AUTHORITY
 30-354-4005
 (0000:0007)

TITLE COMMITMENT NOTE

COMMITMENT FOR TITLE INSURANCE PREPARED BY:

Supplies: Video Conferencing

6.7 **Case 02-001-00704-00** Effective Date: 11/16/2002 based 12/04/2002

The subject has asked about the information furnished by him regarding accounts, relations, and other matters affecting the national defense and the progress of the war. Such information is being furnished to the appropriate authorities for their consideration and use.

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1) Reverend Cochrane
 Name recorded in Volume 1181, Page 587, Real Property Decease, Boone County, Iowa.

Referred to: City of Austin
Payment as provided in and instrument
Recording slip Volume 18466, Page 267, Real Property Records, Tarrant County, Texas

100% cotton registered in the cotton program

Issued by L&N, Ltd., a Texas limited partnership and the City of Pflugerville
 Recording Date March 23, 2004
 Recording Fee (\$20000.00) by: 5094082010, Official Public Records of Travis County, Texas
 --- Subject to, see above

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Index Number: 25, 919
 Issued by: LHM, LHM and Tenth Division, LHM
 Recording Date: December 20, 1919
 Recording in Document by: 2010000004, Official Public Records of Tenth County, Tenth
 -- Subject in: no group

FLOOD-PLAIN NOTE

whereas, the applicant, as required by the Federal Emergency Management Agency, National Flood Insurance Program, on plans on map no. 4904000702, dated January 4, 2016, for Grant County, Texas and Incorporated Areas, if this site is not within an identified special flood hazard area, the flood statement does not imply that the property and/or the structures situated on the site are free from flooding or flood damage, the flood statement will not create liability on the part of the Flood Insurance Administrator.

GENERAL SURVEY NOTES:

PROPERTY ADDRESS: 6402 Johnny Morris Road
DATE OF SALE: 01/04/79

SURVEYOR'S CERTIFICATE

LBH, LBL, a Texas limited partnership
Walter Group Capital LLC
Walter Site Company
George Pitt Insurance Company

I hereby certify that a survey of the property shown herein has actually been made upon the ground under my direction and supervision on the date shown, and that to the best of my professional

Information that either State use to support conclusions, consisting of English- and Spanish-language, that the content, value, utility, and of State is given, except as stated herein and that the property shall be subject to a standard rate of 10% of the value of the property, unless noted herein.

This survey instrument complies with the current Texas Society of Professional Surveyors list of practice requirements for a Category 14, Standard 1, 2, or 4 TSPS Land Title Survey, based on the Manual of Practice for Land Surveying to the State of Texas, Twentieth Edition, effective September 01, 2010, prepared by the Texas Society of Professional Surveyors.

Name & Address _____
Signed _____
Registered Professional Land Surveyor

DATE OF ISSUE: 02/08

REFERENCE TO THE DRAWING

FIG. 1

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5.23.2021		PROJECT NO. 1349-004
		DESIGNED NO.

1000-000-0174
PLOT DATE:
March 22, 1997

Professional Land Surveying, Inc.
Surveying and Mapping
2000 McGill Lane
PLOT SCALE
1"=50'
DRAWN BY:
DJ

Sharon P. Thompson
R.F.S. No. 6340

After Recording, Please Return to:
City of Austin
Department of Law
P. O. Box 1088
Austin, Texas 78767-1088
Attention: C. Curtis, Paralegal